133.0	0008	0011.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	725,200	/	725,200
USE VALUE:	725,200	/	725,200
ASSESSED:	725,200	/	725,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI CHIAPPARI PAULA/DONALD
Owner 2:	
Owner 3:	
Street 1:	54 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DI CHIAPPARI LOUIS--ETAL -
Owner 2:	DI CHIAPPARI ELEANOR C -
Street 1:	54 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6075.000	182,800	400	542,000	725,200
Total Card	0.139	182,800	400	542,000	725,200
Total Parcel	0.139	182,800	400	542,000	725,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.11 /Parcel: 477.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85954
GIS Ref:
GIS Ref:
Insp Date: 01/19/18

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0011.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	182,800	400	6,075.	542,000	725,200		Year end	12/23/2021
2021	101	FV	176,400	400	6,075.	542,000	718,800		Year End Roll	12/10/2020
2020	101	FV	176,400	400	6,075.	542,000	718,800	718,800	Year End Roll	12/18/2019
2019	101	FV	160,800	400	6,075.	572,100	733,300	733,300	Year End Roll	1/3/2019
2018	101	FV	171,600	0	6,075.	421,600	593,200	593,200	Year End Roll	12/20/2017
2017	101	FV	171,600	0	6,075.	403,500	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	171,600	0	6,075.	373,400	545,000	545,000	Year End	1/4/2016
2015	101	FV	170,700	0	6,075.	313,200	483,900	483,900	Year End Roll	12/11/2014

!10416!

PRINT

Date	Time
12/30/21	10:39:56

LAST REV

Date	Time
03/26/18	12:32:33
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10416

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI CHIAPPARI LO	1257-11		8/22/2002	Family	1	No	No		
	771-130		9/29/1998	Family		No	No		N

USER DEFINED

Prior Id # 1:	85954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2018	Inspected	PH	Patrick H
12/2/2017	MEAS&NOTICE	HS	Hanne S
12/30/2008	Info At Door	294	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
9/1/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6075		Sq. Ft.	Site		0	90.	0.99	10									542,026						542,000	

Total AC/HA:	0.13946	Total SF/SM:	6075	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	542,026	Spl Credit		Total:	542,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01203370
Adj $ / SQ:	136.625
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264917
Depreciation:	82124
Depreciated Total:	182793

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

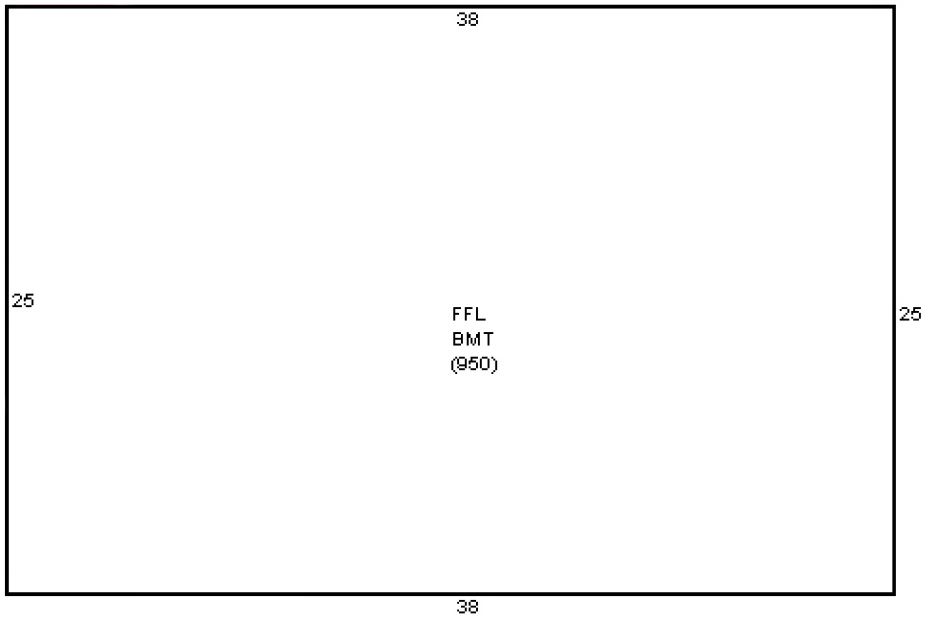
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.62
Special Features:	0	Val/Su Net:	96.21
Final Total:	182800	Val/Su SzAd	192.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	950	56.970	54,124
FFL	First Floor	950	136.620	129,793
	Net Sketched Area:	1,900	Total:	183,917
Size Ad	950	Gross Area	1900	FinArea 1520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	F	FR	1980	4.44	T	39	101			400			400
2	Frame Shed	D	Y	1	6X8	A	FR	1980	0.00	T	39	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

PARCEL ID

133.0-0008-0011.B

IMAGE

AssessPro Patriot Properties, Inc